

**Revised
Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 28, 2015
1:30 p.m.
Room 208, City Hall**

- 1. Call to order.**
- 2. A public hearing to consider each of the following;**

APPEAL #10679 - Appeal filed by Keri Lappas, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an art gallery and exhibition hall, 1st floor at 1245 S Vandeventer.

WARD 17 #AO524407-15 ZONE: "J" – Industrial District

APPEAL #10680 - Appeal filed by Jax Café LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, per plans, to add dining/banquet hall to existing sit-down/carryout restaurant with full drink liquor and sidewalk seating at 2901-03 Salena Street.

WARD 9 #AB523648-15 ZONE: "F" – Neighborhood Commercial District

APPEAL #10681 - Appeal filed by Sarah Dollar, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a single family home, per plans, zoning only, 5021 Donovan Ave.

WARD 16 #AB524391-15 ZONE: "A" – Single Family Dwelling District

APPEAL #10682 - Appeal filed by Hands Up United, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, per plans, for a community center, zoning only at 3723 Goodfellow.

WARD 22 #AB523851-15 ZONE: "F" – Neighborhood Commercial District

APPEAL #10683- Appeal filed by Gary Ploesser, from the determination of the Board of Public Service in the denial of a subdivision plat authorizing the Appellant to re subdivide land at 3126-36 Locust.

WARD 19 BPS#121862 ZONE: "H" – Area Commercial District

APPEAL #10684 - Appeal filed by The HVAC Guy, from the determination of the Board of Public Service in the denial of a home occupancy waiver authorizing the Appellant to operate a heating and cooling business (office use only) at 3338 Minnesota.

**WARD 9 #BPS121793 ZONE: "B" – Two Family Dwelling District
Home Occupancy Waiver**

- 3. Deliberations on the above hearings**
- 4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 21, 2015.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Maple, Commercial District Manager Supervisor
Mallori Allen, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Joe Thele, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Mallori Allen, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post